VA259-14-R-0009 ANSWERS TO BIDDERS 5/27/2014 QUESTIONS
Physical Medicine & Rehabilitation Services (PM&RS) and Prosthetics Center

1. **Question: Sht. 38-CS-101 / Spec. 010000 -** The pricing schedule provided in the solicitation and the list of Bid Items provided in the specs under 010000-General Requirements to not match. There are multiple items that are different and also the items that are both stated on Pricing Schedule and in the specs are numbered differently. Also, the Site Layout Plan shows Change #1 and Change #2, however these two deduct options are not provided on the Pricing Schedule. Please clarify what alternates/bid items are to be included and a new pricing schedule that reflects the correct bid line items to reflect what is shown on the plans and in the specs.

Answer: The pricing schedule has been corrected and the Bid Items under 00 01 00 General Requirements identify the corresponding CLIN in the pricing schedule. Change #1 and Change #2 on sheet 38-CS-101, as well as in specification 01 00 00 are not deducts, they are identifying that the parking lot and the detention pond are eliminated from the project.

2. **Question: Spec. 087100 & 087113** - The specs for the automatic swing doors list needing to meet ANSI 156.10 code, which requires that all knowing act (push plate activation) swing doors have guide rails on the swing side of the doors and project out past the leading edge of the door 12". Also, the spec calls for push plates that are recessed, and after reviewing the plans there is not a place to mount a push plate on the exterior of the building without providing a bollard post (Doors 100A & 100B) Please clarify where push plates are to be located or if another product should be specified and if we are to include the guide rails per ANSI code.

   Answer: Provide guide rails as required by ANSI 156.10 and specification.
   Automatic door control location, Vestibule 100:
   Door 100A, Drawing EP-101, locate automatic door push plate on building exterior to the right of storefront system.
   Door 100B, Drawing PR-101, locate automatic door push plate on building as indicated.

3. **Question: Spec. 233100 -** Spec section 233100 1.2C refers to 130521 in regards to seismic restraint but the table of contents in the specs shows Div 13 as N/A. Please confirm whether seismic restraint is or is not required on this project.

   Answer: Structural drawings indicate seismic design category B, HVAC components do not require seismic bracing per IBC.

4. **Question: Spec. 233100 -** Div 23 Duct and Casings spec refers to spiral oval ductwork and the plans refer to dual wall construction of ductwork for the first 25' from AHU. Please clarify what the medium pressure supply duct and first 25' of Return air duct is to be constructed of, spiral oval ductwork or dual wall ductwork? Refer to note 14 on 38-M-101, note 25 on 38-M-401, and detail #6 on 38-M-501.

Answer: Double wall ductwork.

5. **Question: Sht. 38-ES-101 -** Should the underground communications cabling be included as a deduct for the drawing 38-ES-101? If so, what number deduct?

Answer: No exterior cabling is to be considered as deductive, this cabling is required for the building network and security systems to function.

6. **Question: Spec. 27-52-23 -** Spec section 275223 Part 1.8, H, a1 for Nurse Call indicates that a conduit system is being provided under 271100 but does not reflect so on drawings, will drawings for the Nurse Call conduits be provided?

Answer: The system is to be a design build system with basic function. Each restroom shall be equipped with an emergency pull cord to assist patients in need. This system should notify the Clerical Office and Police office. Each toilet shall be fitted with dome lights on the exterior of the room to be activated when the patient activates the pull cord.

7. **Question: Sht. 38-T-001** - Plan 38-T-001 shows medical symbols for the Nurse Call System but drawings do not indicate these symbols, please confirm whether or not the Nurse Call system is design-build and if any schematic drawings are being provided.

Answer: The system is to be a design build system with basic function. Each restroom shall be equipped with an emergency pull cord to assist patients in need. This system should notify the Clerical Office and Police office. Each toilet shall be fitted with dome lights on the exterior of the room to be activated when the patient activates the pull cord.

8. **Question: Sht. 38-ES-101 -** Can the distances be provided from the existing telecomm manhole as shown on plan 38-ES-101 to the existing VA Hospital through the first floor data center to the penthouse network rack for the fiber cable as indicated on the plan 38-T-401 detail A1?

Answer: The contractor is responsible for performing take-offs on the project.

9. **Question: Sht. 38-ES-101 -** Can the distances be provided from the existing telecomm manhole as shown on plan 38-ES-101 to the existing VA Hospital building 33 for the copper 200 pair cable as indicated on the plan 38-T-401 detail B1? Also, where will be the termination point for the 200 pair copper cable and it termination design intent?

Answer: The contractor is responsible for performing take-offs on the project.

10. **Question:** Will any work in the existing VA Hospital need to be done on premium time or outside of normal working hours?

Answer: The electrical tie-ins are to the new pad mount transformer/switch that feeds the PM&RS building and the new parking garage. This should not affect the main hospital as it should be completed under the garage contract.

11. **Question:** S**pec. 270000 -** Is the Owner providing their own vertical power distribution strips for the network racks? If not, please provide type and manufacturer required.

Answer: The contractor will be responsible for providing one of each of the following for the telecom room and security room:

- **CPI Part# 13653-702 or equivalent**
- **CPI Part# 35693-112 or equivalent**

12. **Question: Spec. 271500 -** Spec 271500 Part 2.3 A - Refers to VA Handbook H-0088c3. Can this handbook be provided, or can location of where this can be found provided?

Answer: VA Handbook H-088C3 is also Pathway Design Handbook H-088C3. The site for the link below shows that the handbook can be downloaded:

13. **Question: Spec. 014600 & Spec. 084413 -** Please provide the detonation charge and the distance at which it is to be set so that the loads can be calculated to design the curtainwall and storefront systems. This blast information must be provided in order to design and quote the storefront and curtain wall systems accurately, and to know what material is needed to fulfill the load requirements from the blast.

Answer: Refer to section 014600-1.3.C of the project manual for specification of the blast load criteria applicable to the design of storefront and curtainwall systems. The peak pressure and associated impulse that characterize the linear ramp-down pressure-time history are provided to supplement determination of blast loading resulting from a specific threat size and location.

14. **Question: Sht. 38-S-502 -** Is detail F1 on sheet 38-S-502 a typical detail for the entire perimeter of the second floor slab on deck? If not, where is this to be located at.

Answer: Yes, this is typical for the perimeter of the second floor slab. A3/38-S-502 is referenced typical on sheet 38-S-102. This detail has a note to see detail F1/38-S-502 for information not shown.

15. **Question: Sht. 38-S-501 -** Detail B1 on Sheet 38-S-501 is not referenced anywhere on the floor plans. Confirm that this detail is not referenced, and if it is to be used at a certain location.

Answer: This typical detail pertains to the slab edge at the interior. A slab edge dimension is indicated at the slab openings on sheet 38-S-102. This is where detail B1/38-S-501 would apply.

16. **Question: Spec. 014529 -** Please confirm that all testing is to be Owner provided per spec 014529 Part 1.1 (including test and balance of mechanical systems), or if not, what is to be provided by the general contractor.

Answer: The Testing Laboratory, to be retained by the Department of Veterans Affairs, is only for those material items identified in Specification 01 45 29 including: earthwork; landscaping; AC Paving; concrete; reinforcement; masonry; structural steel; steel decking; and shear connector studs. Any and all other testing, including test and balance of mechanical systems, is the responsibility of the contractor.

17. **Question: The plans show rammed aggregate piles** under some of the footings however there is no specification for the piles nor do the plans indicate depth or quantity under each footing. Could you please clarify what is required for these footings?

Answer: The specification for Stone Columns is 31 66 13. Division 3, Subsection 3.1 Stone Column Design, defines that the design is to be submitted by the installer. The Geotechnical Report additionally discusses the parameters of stone columns.

18. Question: The plan documents do not show nurse call/code blue locations, so there is ambiguity with what should be provided under this solicitation. We request that the EOR provide locations/numbers of nurse call stations/locations.

Answer: The system is to be a design build system with basic function. Each restroom shall be equipped with Emergency Pull Cords to assist patients in need. This system should notify the to the Clerical Office and Police office. Each toilet shall be fitted with dome lights on the exterior of the room to be activated when the patient activates the pull cord.

19. Question: The spec requires a system to cover public safety and commercial wireless service providers. Are you looking for a standalone system? Or does the system need to tie into an existing system already in place at the VA hospital? And if so, what brand is the existing base unit, antennas, etc.?

Answer: The contractor is to refer to Sheet 38-T-401, detail D1. This detail is incorrectly labeled and is meant to convey the Distributed Antenna System (DAS).

20. Question: Is the PA system an integrated part of the mass notification system or is it stand alone?

Answer: This system is building serving only.

21. Question: How many zones does the PA system have to have?

Answer: The system should accommodate multiple zones; programming requirements will be determined by the EOR.

22. Question: Is there a sequence of operation that we can use so that we know what the intent of the PA system is?

Answer: A sequence of operation does not exist for the PA.

23. Question: Please verify that amendment 2, 3 and 4 are posted in the FBO site and not amendment 1, 2 and 3.

Answer: Amendment #1 was posted on 1/21/14 (amendment to the pre-solicitation) to fbo.gov, Amendment #2 was posted on 1/29/14 to fbo.gov, Amendment #3 was posted on 5/6/14 to fbo.gov, Amendment #4 was posted on 5/16/14 to fbo.gov, and Amendment #5 was posted on 5/27/14 to fbo.gov.

24. Question: What is the detonation charge and at what distance is this charge applied?

Answer: All blast resistant façade systems are to be designed for the peak pressure and impulse loading provided in 014600-1.3.C of the project manual.

25. Question: Please clarify which type of metal is required for use such that we can ensure all loading requirements are met.

Answer: Storefront, curtainwall and windows are aluminum. Metal studs and structure are steel.

26. Question: Has the architect already accounted for the blast/loading requirements in the original basis of design of the curtain wall and storefront systems?

Answer: Yes, so far as was necessary to design the supporting structure and develop of the design concept reflected in the project drawings. Final design and verification of façade systems for compliance with the blast resistance criteria is to be completed by the contractor in accordance with specification 014600.

27. Question: Please provide clarification on what curtain wall and storefront systems are to be used.
Answer: Storefront: 084113, 2.4, A indicates Basis of Design product with characteristics that must be met or exceeded.
Curtainwall: 084413, 2.1, A, 1 indicates three acceptable systems.

28. Question: What type of Fire Extinguishers are wanted as they are not spec'd. Are we to assume a standard 10# ABC extinguisher. Please Clarify.
Answer: A standard 10# ABC extinguisher is used.

29. Question: No height or flange width is provided for the corner guards and end guards on the plans or in the specs. Please clarify what height is wanted for these guards.
Answer: 7'-2" height (top of door frame) per A1/38-IN-201. Specification Section 09 06 00, page 7 indicates flange width requirements.

30. Question: WP-1 Acrovyn Wall Panel – No height is given, are we to assume full height of wall or end at top of hand rail. Please clarify.
Answer: Height per "Typical Wall Protection Mounting Heights" on Sheet 38-IG-100.

31. Question: Spec section 129300 – Site Furnishings list Exterior Benches and Exterior Trash Receptacles however none are shown on the plans. Please clarify if these are needed, and if so, how many and where.
Answer: No site furnishings are required.

32. Question: 38-A-401, Wall System 2 – Stucco/CMU is shown to have 3" Foil-Faced Polyiso Insulation. It has been brought to our attention that since the Polyiso Insulation is called out to be foil faced it cannot be adhesively adhered and will rather need to be drilled and then screwed into the 8" CMU which is a very time consuming and labor intensive process which in turn makes it cost a lot more than a standard EIFS system. Please confirm that foil-faced insulation is not to be used, especially since the already will be weather barrier applied to the exterior as well.
Answer: Foil faced polyiso insulation is <u>required</u>. It can be supported by several methods, one being corrugated ties placed in the mortar joints and another by placing stick anchors in the CMU cells/mortar joints.

33. Question: The exterior stone cladding that is specified (Dal-Tile, Mesa Ledge Stack, #MS77 Peppercorn) is no longer manufactured. Please clarify what material should be used in its place since it is not even able to be procured for use on this project. This needs to be corrected prior to the bid due to the potential higher costs of what the new product that will need to be chosen in its place is. Also, this needs clarified so that everyone that is bidding the

stone work is using the same product and will be apples to apples when comparing bids. Let me know if you have any questions or need any further clarification.

Answer: An approved equal to the Mesa Ledge Stack is Sunset Stone: "Colorado Buff Ledge Stone".

34. Question: What is the detonation charge and how far away so we know what loads we need to meet with our storefront and curtain wall systems? We don't know what type of metal we need to use in order to meet the load requirements that aren't in the spec. Is this something that the architect has already looked at? We need some direction on what curtain wall and storefront system to use.

Answer: See answers to questions 24 and 26.

35. Question: I do not see a location in the new facility for the head end security equipment; mainly the CCTV system and Card Reader system. This mainly comprises of a viewing workstation and enrollment station for the card reader system. It appears that it may be intended to connect to the existing facility via a fiber connection. If this is the case what is the manufacturer and model numbers of the existing CCTV system and card reader system?

Answer: The system is intended to tie into the existing campus surveillance and access control system. The Access Control system is Johnson Controls P2000 series product and is compatible with HID products. The surveillance package will require is expected to be new with integration with the P2000 package. The viewing and workstations will be located within the Hospital Security Center and the Police & Security Office. This system will be networked to allow multiple viewing locations. Cameras are shall be IP based and to be Power over Ethernet (PoE) compatible.

36. Question: On pages 290, 302, 386, 415, 445, 452, 512, 523, 532, 563, 571, 575, 635 and 1649 of the 2199 page Construction Specifications, the language regarding the warranty for these various aspects of construction seems to extends the contractor's warranty to a longer period of time which varies for the specific construction. As an example, on page 290, the clause reads as follows: Warrant exterior masonry walls against moisture leaks and subject to terms of "Warranty of Construction", FAR clause 52.246-21, except that warranty period shall be five years. The typical contractor warranty required under FAR clause 52.246-21 is a 1 year warranty from the date of final acceptance of the work. The warranties on the various pages listed above are anywhere from 5 years to 20 years which are well beyond the normal construction industry standard for warranty periods required of contractors. These extended warranties are typically not supported by surety companies and could severely limit the competition on the above-captioned job. We would ask that you clarify the specifications so that any of the above extended warranties are the sole responsibility of the manufacturer and the contractor's warranty is limited to 1 year per normal FAR regulations.

Answer: Regarding warranties:

1. **Provide a 1 year General Contractor workmanship warranty.**
2. **Provide a 1 year Subcontractor workmanship warranty.**
3. **Provide Materials and Products warranty as specified in the individual specification sections.**

4. **The commissioning specification address requirements being met at the end of the warranty period, and if not, workmanship must be corrected so that the commissioning requirements are met, even if after the warranty period.**

37. Question: Which building is known as Building 33 on the VAMC campus? The drawings show a hand hole with 200-pair Category 3 cable routed to Building 33 and a 100-pair to the new PMRS building. I looked at the campus on Google Earth and we have several buildings to choose from.

Answer: See campus map below for location of building 33.